

STATE MS.-DE SOTO CO.
FILED

Nov 25 3 21 PM '96

MINOR J. SMART and Wife,
CINDY L. SMART

BK 309 PG 241
W.E. DAVIS CH. CLK.

GRANTORS

TO)

QUIT CLAIM DEED

MINOR J. SMART)

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, MINOR J. SMART and Wife, CINDY L. SMART, do hereby bargain, sell, convey and quit claim unto:

MINOR J. SMART

the following described property being situated in the State of Mississippi, County of DeSoto, being more particularly described as follows, to wit:

Located in the SE $\frac{1}{4}$ of Section 1, T2S, R6W:
A 10.02 acre tract as part of the American Savings Tract in Section 1; Township 2 South; Range 6 West; DeSoto County, Mississippi.

Beginning at the southeast corner of Section 1; Township 2 South; Range 6 West; thence south 50 feet to a point; thence north 89° 47' west 1451.0 feet to the southwest corner of lot 1 of the American Savings Tract; thence north 0° 24' east 459.03 feet to the northeast corner of an existing 47.5 acre tract and a point in the west line of lot 2, said point being the point of beginning of the following lot: thence north 89° 34' west 850.0 feet to a corner of said 47.5 acre tract; thence north 29° 22' east 353.89 feet along the west line of an existing 13.66 acre tract and the point of beginning of the following lot: thence north 29° 22' east 680.0 feet along said west line of the 13.66 acre lot to a point; thence north 0° 17' east 540.0 feet to a point; thence north 7° 59' west 492.95 feet to the northwest corner of said 13.66 acre lot and a point in the south right of way of Whispering Pine Drive; thence west 300.0 feet along the south right of way of said road to a point; thence south 0° 53' east 1562.39 feet to the point of beginning and containing 10.02 acres more or less. Being the same property conveyed to the Grantors herein by Deed dated October 29, 1986 and recorded in Deed Book 191 at Page 270 in the Land Records of the Chancery Court Clerk of DeSoto County, Mississippi, to which reference is made.

The warranty in this Deed is given subject to subdivision, zoning and Mississippi Health Department regulations in effect for DeSoto County, Mississippi. Further, the warranty is subject to regularions of the Desoto County Planning Commission and to rights of way and easements

for public roads and public utilities. The Warranty is subject to restrictive covenants of record, recorded in Deed Book 184, Page 401, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year are assumed by the Grantee and he shall pay the taxes hereafter. Further, the conveyance subject to Deeds of Trust of record to Sunburst Bank.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS OUR SIGNATURES, this the 20th day of November, 1996.


MINOR J. SMART, GRANTOR


CINDY L. SMART, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MINOR J. SMARK and Wife, CINDY L. SMART, who acknowledged that they executed, signed and delivered the above and foregoing Quit Claim Deed on the date and year shown thereon as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 20th day of November, 1996.

Wallace C. Anderson
NOTARY PUBLIC



Minor J. Smart
11615 Whispering Pines
Olive Branch, MS 38654
H #: (601) 845-4278
W #: () Same

Cindy L. Smart
11615 Whispering Pines
Olive Branch, MS 38654
H #: (601) 845-4278
W #: (601)

Grantee's Address:

Grantee:
Same

Minor J. Smart
11615 Whispering Pines
Olive Branch, MS 38654
H #: (601) 845-4278
W #: () Same

Prepared by and return to:

Wallace C. Anderson
Attorney at Law
P. O. Box 64
Olive Branch, MS 38654
(601) 895-4390

No certification of title is expressed or implied. No title search was requested or performed on this property. The Grantee furnished the description. Deed preparation only.